

# 1095 FORD ST

## PROJECT DESCRIPTION

PARTIAL CHANGE OF OCCUPANCY FROM AUTO REPAIR BLDG. TO PLUMBING & FABRICATION BLDG. WORK TO INCLUDE CONSTRUCTION.

## SITE ADDRESS

1095 FORD STREET  
COLORADO SPRINGS, CO 80915

## BUILDING OWNER

COLORADO SPRINGS EQUITIES, LLC  
C/O THE EQUITY GROUP  
80 SOUTH OASIS AVE SUITE 1500  
COLORADO SPRINGS, CO 80902

## ARCHITECT

MATT HOOD  
2501 WINDMILL DR  
COLORADO SPRINGS, CO 80917  
architect@gmail.com

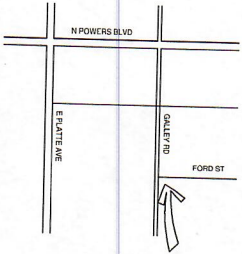
## PLUMBING ENGINEER

MONSIEUR CONSULTING, LLC  
1700 S. WASHINGTON AVE  
4445 NORTH PARK DR STE 200  
COLORADO SPRINGS, CO 80907  
771/m@monsieurconsulting.com

## ELECTRICAL ENGINEER

GSM ENGINEERING  
GARAY WIRZKHAJNOW, PE  
1611 E. 16TH AVE  
SPRINGFIELD, CO 80905  
gsm.enr@gmail.com

## VICINITY MAP



## CODE STUDY

### APPLICABLE CODES:

2017 Pikes Peak Regional Building Code (PPRBC)  
2018 INTERNATIONAL BUILDING CODE (IBC)  
2018 INTERNATIONAL PLUMBING CODE (IPC)  
2017 NATIONAL ELECTRICAL CODE (NEC)

### OVERALL BUILDING DESCRIPTION:

TOTAL AREA 4,016 S.F.  
APPROX. 13-4'

ROOM	OCCUPANTS
WAITING (E)	11
9 (REARING)	15
CARAGE (F-2)	12
<b>TOTAL OCCUPANTS</b>	<b>38 OCCUPANTS</b>

TOTAL OCCUPANT LOAD IS LESS THAN 50 SO ONLY ONE MEANS OF EGRESS IS REQUIRED

## SHEET INDEX

- A100 TITLE SHEET & PLANS
- P01 PLUMBING PLAN
- E-1 ELECTRICAL SCHEDULES
- E-2 ELECTRICAL NOTES & SPECIFICATIONS

EXISTING CONSTRUCTION - NONE PRESENT

ALLOWABLE AREA CALCULATIONS:

IBC 503.1.2 BUILDINGS ON THE SAME LOT

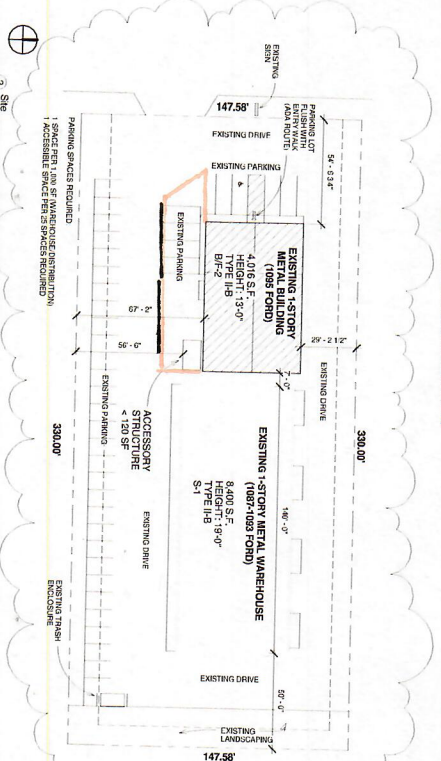
BLOK 1 (E): 1,598 SF > SEPARATED  
BLOK 2 (F-2): 2,420 SF > SEPARATED  
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BLOK 100 (F-2): 2,420 SF > SEPARATED

ALLOWABLE AREA (TOTAL BLDG AREA)

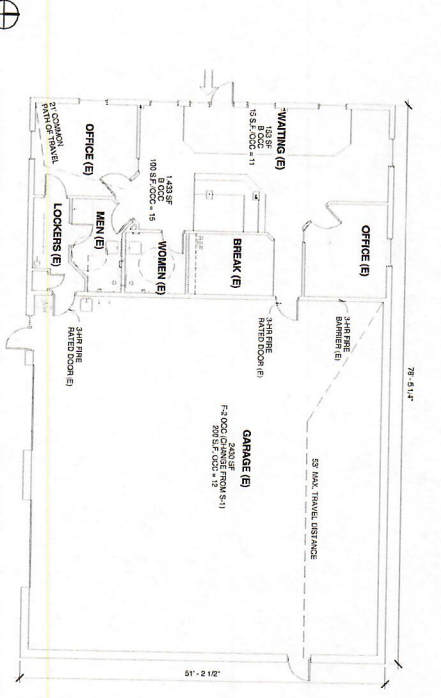
B OCCUPANCY 1,598 SF  
F-2 OCCUPANCY 2,420 SF  
S-1 OCCUPANCY 17,500 SF

SUM OF RATIOS: 1598/25,000 + (2420/6000)/17,500 = 0.07 + 0.02 = 0.09 < 1.0

1598/25,000 + (2420/6000)/17,500 = 0.07 + 0.02 = 0.09 < 1.0



2 - Site  
1 - 90'-0"  
A = Fencing  
B = Gates



1 - Level 1  
1 - 108' - 1'-0"



**Colo Spgs Equities**  
1095 Ford Street  
Title Sheet & Plans

Project owner: 202001  
Date: 06/11/20  
Drawn by: [blank]  
Checked by: [blank]  
Scale: As Indicated  
**A100**